

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
MEETING HELD ON APRIL 2, 2007  
(Approved April 16, 2007)

The Board of Supervisors held a regular monthly meeting on Monday, April 2, 2007. Present for the meeting were supervisors W. Atlee Rinehart, Robert F. Preston, John Doering, Jr., Timothy Roland and Rosemarie C. Miller. Also in attendance was John A. Koury, Jr., Township Solicitor.

An executive session was held at 6:30 p.m. to discuss sewer easements.

Mr. Rinehart called the meeting to order at 7:12 p.m. and the pledge was recited.

**1. MINUTES**

Minutes of the March 19, 2007 Workshop Meeting

Mr. Doering moved to approve the second draft minutes of the March 19, 2007 workshop meeting as presented by Mr. Preston with the removal of the statement in the first paragraph noting the time Mr. Roland left the meeting. Mrs. Miller seconded the motion. The motion carried with a 5-0-0 vote.

**2. PUBLIC COMMENT**

Mrs. Gail Brown, Historical Commission Chair, submitted information regarding the proposed content of the 2008 historical calendar. Pictures of Fricks Lock appeared in the proposed calendar, some historical and some current. Mrs. Brown was requesting the approval of the subject of the proposed calendar stating that the goal is to bring awareness of the condition of Fricks Locks Village which appears in the National Historic Register. The Township Solicitor noted that Greenways may be of help with Fricks Locks and indicated the comparative iteration shown in the paragraph may offend PECO and Exelon as possible major contributor to the restoration of Fricks Locks. The Board of Supervisors then recommended that the calendar be reevaluated by the Historical Commission. Mrs. Brown noted the Historical Commission has ensured it is not their intent to indicate in any way that PECO or Exelon has not been supportive of Fricks Locks. Mrs. Brown noted that most residents do not know how rich East Coventry Township is in historic resources. Mr. Rinehart noted the Board needs an opportunity to review what has been submitted to them this evening. The Board of Supervisors made no decision concerning the calendar. Mr. Preston noted that the Schuylkill Greenways Association sent a letter to Parks and Recreation regarding the trail system and the trail system goes right by Fricks Locks and recommended the Parks and Recreation Committee, Planning Commission and Historical Commission attend the April 16, 2007 workshop to discuss trails. Mrs. Brown invited the Board to the next Historical Commission meeting on April 11, 2007 at 7:00 p.m.

Mr. Michael Coine of 1134 Schoolhouse Road asked why the Township Manager does not attend meetings any longer and Mr. Rinehart noted that such issue will be taken up later as a personnel matter.

Mr. Roger Kolb of 768 Ebelhare Road noted concerns of lengthy public comment on items that are not township business and Mr. Coine responded by saying that the Historical Commission is township business.

Mr. Woessner of 164 Schoolhouse Road inquired if the "Policy Memorandum" to ensure escrow fees are obtained has been drafted. Mr. Roland recommended checking to see if a "Policy Memorandum" is not already in place to address this issue.

Mr. Woessner asked about the status of the parking ordinance and it was noted a proposal from McMahon pursuant to State Regulations has not been received yet to date. Mr. Woessner noted that individuals in Coventry Glen are parking on the sidewalks. Mr. Preston notes on Sunday April 1, 2007 that 47 cars were parked in areas marked or signed no parking.

### **3. REPORTS**

#### Reports from Various Departments and Committees

Mr. Roland moved to approve the reports from the various departments and committees. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote. It was requested the Township Engineer provide more detailed information regarding the sewer cleanouts and vents in paved areas at Coventry Glen.

Mr. Preston inquired if the timesheets and pump station logs are being used and the Public Works Supervisor responded that they are being used.

Mr. Preston noted there is a sewer pre-construction meeting scheduled for April 3, 2007 at 10:00 a.m.

### **4. SUBDIVISION AND LAND DEVELOPMENT**

#### Project: Sprint Spectrum

Applicant: Sprint Spectrum

The Township Solicitor noted that he received a fax from Sprint Spectrum today. The contents of the letter stated that applicant has elected to proceed with the previously submitted plans and application dated December 7, 2006 and the letter confirmed the attendance of Sprint Spectrum representation not being required at this evening's meeting. The applicant noted it was their understanding that the Board of Supervisor will make their final decision after the Zoning Hearing Board's variance hearing. It was noted the conditional use hearing will have to be re-advertised.

#### Project: Wineberry Estates (Maack Property)

Applicant: Gambone Development Group

Mr. Glen Kelczewski of Conner and Smith Engineering, Inc. and Mr. Stephen Kalis, counsel for the applicant, were present. There was a discussion regarding preliminary plan approval for Wineberry Estates and the stone wall.

Mr. Doering moved to retain the stone on the subject property currently located on the southeast side of Maack Road, and incorporate the stone into the construction of stone walls at the rear of the three (3) lots in a line coincidental with the trail easement delineation. Said stone walls as to each lot shall be interrupted and separated by an open area of not less than eight (8) feet to provide for machinery and maintenance equipment access to the trail. The stone walls shall be constructed in accordance with the detail shown on the Plan including a height of approximately two (2) stones but not less than a vertical height of twelve (12) inches above the ground level. Mr. Preston seconded the motion. Mr. Rinehart voted yes. Mr. Roland voted no. Mrs. Miller voted no. The motion carried with a 3-2-0 vote.

Mr. Doering moved to approve Resolution No. 2007-17 granting preliminary plan approval for Wineberry Estates as amended below. Mr. Preston seconded the motion. Mr. Doering voted yes. Mr. Roland voted no. Mrs. Miller voted no. The motion carried with a 3-2-0 vote.

Below amendments are to be added to the resolution are:

19. Applicant shall comply with all provisions of the ARRO Consulting, Inc. review letter of March 26, 2007, copies of which have been presented to the Applicant.
20. Applicant shall respond to the Pennsylvania Historic and Museum Commission letter dated January 12, 2006, which has been received by Conner and Smith, the Applicant's Engineer.
21. Applicant shall retain the stone on the subject property currently located on the southeast side of Maack Road, and incorporate the stone into the construction of stone walls at the rear of the three (3) lots in a line coincidental with the trail easement delineation. Said stone walls as to each lot shall be interrupted and separated by an open area of not less than eight (8) feet to provide for machinery and maintenance equipment access to the trail. The stone walls shall be constructed in accordance with the detail shown on the Plan including a height of approximately two (2) stones but not less than a vertical height of twelve (12) inches above the ground level.

Project: Walley, Frederick, Trumbauer Tract (Whispering Woods) Applicant: Ruggerio Development Group

Mr. David Malman, counsel for the applicant, and Mr. Joseph Ippolito of Ruggerio Development Group, and engineer for the applicant were present.

There was a discussion regarding sketch plan approval for the Walley Tract (Whispering Woods) project.

Mr. Doering inquired about off-street parking and Mr. Preston stated that cars are not to be parked on the sidewalks. There were concerns regarding the access to Lot 80 and the fact such access is a PECO easement and the possibility of the access being jeopardized. Mr. Malman stated the unit could be eliminated if necessary.

Mr. Preston moved to modify Exhibit "B" to include a statement that a legal opinion on the density and proper, controlling zoning ordinance for Whispering Woods shall be obtained. The legal opinion is to be completed prior to approval by the supervisors of preliminary plan. Mr. Doering seconded the motion. Mr. Rinehart abstained due to conflict of interest. The motion carried with a 4-0-1 vote.

Mr. Preston moved to add Item J. to Exhibit "B" to incorporate comments found in Historical Commission letter dated March 25, 2007 to adhere to Sections 303.3.B(12) and 304.3.A(17) of the Subdivision and Land Development Ordinance. Mr. Roland seconded the motion. Mr. Rinehart abstained due to conflict of interest. The motion carried with a 4-0-1 vote.

Mr. Preston moved to add Item K. stating that the applicant shall widen Old Schuylkill Road and Ellis Woods Road and install curbs and sidewalks on Old Schuylkill Road and Ellis Woods Road and submit to the Planning Commission for review. Mrs. Miller seconded the motion. Mr. Rinehart abstained due to conflict of interest. The motion carried with a 4-0-1 vote.

Mr. Preston moved to approve Resolution No. 2007-18 granting sketch plan approval for the Walley Tract (Whispering Woods) as amended. Mrs. Miller seconded the motion. Mr. Rinehart abstained due to conflict of interest. The motion carried with a 4-0-1 vote.

Project: Hidden Acre Estates Applicant: AMCC Properties  
Signature of Component 1 of the sewage facilities planning module for Hidden Acre Estates was tabled due to the absence of the Pennsylvania Historic and Museum Commission letter.

## **5. OTHER BUSINESS**

### Police Policy

Mr. Preston moved to approve Resolution No. 2007-19 regarding police policy. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Preston read an e-mail of recognition regarding Officer Murray and the East Coventry Township Police Department. The Police Chief indicated the e-mail will be placed in the appropriate files.

### 2007 Highway Materials Bids

Mr. Doering moved to accept (versus award) the highway materials bid to use the Haines & Kibblehouse Pottstown asphalt plant with the condition that the basis of award is submitted to the Board prior to order placement. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

## **6. DISCUSSION ITEMS**

## **7. ADDITIONAL INFORMATION BROUGHT BEFORE THE BOARD**

Mrs. Miller noted she spoke to Pam Baker of Barbacane & Thornton and confirmed that the Board will meet with Ms. Baker on May 7, 2007 in executive session to discuss benchmarking and additional accounting services with assistance to the Township.

Mrs. Miller noted she attended training at West Chester and National Incident Management System (NIMS) was discussed.

Mr. Preston distributed information he obtained the last PMRPC meeting, i.e. Sunnybrook info and minutes.

Mr. Preston noted the Act 209 Committee Meeting was cancelled and Mr. Preston noted he did not want to see the work of this committee to stop.

Mr. Roland noted the PMRPC has discussed a proposed shopping mall at Route 100 and State Street.

Mr. Roland noted he will have available a draft mandatory recycling ordinance for review but by law mandatory recycling will not be required until after the 2010 census.

Mr. Roland moved to authorize signature of the documents to close the National Penn Bank sewer funds accounts. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart noted a letter from the Township Solicitor regarding codification of ordinances and Mr. Rinehart recommended a motion be made to rescind the motion made previously to not codify Ordinances 140 and 141. The motion died due to the lack of a second. Mr. Preston recommended the Board, Planning Commission and Historical Commission meet with the codification company as a compromise. The meeting is to be an advertised special meeting and to be held by the 1<sup>st</sup> of June.

Mr. Rinehart noted the Ridge Fire Company is having its annual banquet on April 21, 2007.

Mr. Rinehart noted turn back monies received for the amount of \$21,880.

Mr. Kolb, Public Works Supervisor, noted he has plans to repave the parking lot.

Mr. Kolb noted he is installing a fence between the field and the building equipment due to the large number of children using the field after hours. The fence is to be a 4' chain link.

Mr. Kolb recommends a port-a-potty be utilized to accommodate those using the fields so the township building sewage system stays in good working condition.

Mr. Kolb noted that highway aid funds cannot be utilized for the moving of the fuel tanks. Mr. Kolb asked if capital reserve funds could be used. The project price is \$6,653.00. The Board inquired how much was in the capital reserve fund and Mr. Preston noted the Board is not aware of the account balances.

Mr. Kolb asked for clarification of the confined space policy. The Board noted that anyone pumping at the pump stations can use our confined space policy.

Mr. Kolb noted concerns of the timing of the benchmarking and the possibility of losing additional employees. The Board of Supervisors summarized the previous history on this subject, but no action was taken by the Board of Supervisors regarding Mr. Kolb's statement.

## **8. ADJOURNMENT**

Mr. Doering moved to adjourn the workshop meeting at 9:42 p.m. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote. An executive session was held to discuss personnel.

Respectfully submitted,

John Doering, Jr.  
Township Secretary